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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cecil Hodgens and wife, Nellie Hodgens

(herein referred to as grantors) do grant, bargain, sell and convey unto

Karl W. Fleisch and wife, Mabel A. Fleisch

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A tract of land containing 3 acres, situated in the NE 1/4 of NW 1/4 of Section 1, Township 20 South, Range 2 West, more particularly described as commencing at the NE corner of NE 1/4 of NW 1/4 of Section 1, Township 20 South, Range 2 West, thence South along the East boundary of said Quarter Quarter Section 356 feet to the North boundary of the right of way of Shelby County Highway #11; thence Southwesterly along the North boundary of said right of way 659 feet to the point of beginning of the lot herein described, and which said point constitutes the SW corner of the H. E. Huppert lot; thence North along the West boundary of said H. E. Huppert lot 520 feet to a point; thence Southwesterly and parallel with the North boundary of said highway right of way 264 feet; thence South and parallel with the East boundary of the lot herein described and conveyed 520 feet to the North boundary of said highway right of way; thence Northeasterly along the North boundary of said highway right of way 264 feet to point of beginning.

STATE OF ALABAMA,
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Fowler
Judge of Probate



"TAX EXEMPT"

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of July, 1962.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/27/62
RECORDED & MTG. TAX
& DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Cecil L. Hodgens
Nellie Hodgens

Conrad M. Fowler
JUDGE OF PROBATE

General Acknowledgment

STATE OF ALABAMA }
SHELBY COUNTY }

I, Wales W. Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Cecil Hodgens and wife, Nellie Hodgens whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of July, 1962.

Wales W. Wallace, Jr.
Notary Public.

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